

011.A

0001

0317.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

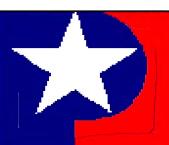
331,000 / 331,000

USE VALUE:

331,000 / 331,000

ASSESSED:

331,000 / 331,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

<b>OWNERSHIP</b>	Unit #:	317
Owner 1:	BRENTWOOD REALTY PARTNERS LL	
Owner 2:		
Owner 3:		
Street 1:	60 PLEASANT ST #G12	
Street 2:		

Twn/City:	ARLINGTON
StProv:	MA
Postal:	02476

Cntry:		Own Occ:	N
Postal:	02476	Type:	

<b>PREVIOUS OWNER</b>
Owner 1: CARR DAVID W/EXECUTOR -
Owner 2: ESTATE OF DAVID P WILFERT -
Street 1: 4 NEWMAN WAY
Twn/City: ARLINGTON

StProv:	MA
Postal:	02476

Cntry:	
Postal:	02476

<b>NARRATIVE DESCRIPTION</b>
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 716 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

<b>OTHER ASSESSMENTS</b>
Code Descrip/No Amount Com. Int


<b>PROPERTY FACTORS</b>
Item Code Description % Item Code Description

Z R6 APTS LOW	water
o	Sewer
n	Electri
Census:	Exempt
Flood Haz:	

D	Topo
s	Street
t	Gas:


<b>LAND SECTION (First 7 lines only)</b>
Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

102 Condo	0	Sq. Ft.	Site	0	0.	0.00	6031

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	331,000			331,000		149173
							GIS Ref
							GIS Ref
							Insp Date
							10/11/17

PREVIOUS ASSESSMENT								Parcel ID	011.A-0001-0317.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	331,000	0	.	.	331,000		Year end	12/23/2021
2021	102	FV	326,400	0	.	.	326,400		Year End Roll	12/10/2020
2020	102	FV	317,200	0	.	.	317,200	317,200	Year End Roll	12/18/2019
2019	102	FV	268,000	0	.	.	268,000	268,000	Year End Roll	1/3/2019
2018	102	FV	221,900	0	.	.	221,900	221,900	Year End Roll	12/20/2017
2017	102	FV	206,500	0	.	.	206,500	206,500	Year End Roll	1/3/2017
2016	102	FV	206,500	0	.	.	206,500	206,500	Year End	1/4/2016
2015	102	FV	186,400	0	.	.	186,400	186,400	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name
CARR DAVID W/EX	61727-307		5/2/2013	Mult Lots	12,465,000	No	No			10/11/2017	Measured	DGM	D Mann
WILFERT DAVID P	61727-298		5/2/2013	Mult Lots	99	No	No			5/6/2000		197	PATRIOT
	18071-350		4/1/1987			No	No	N					

<b>BUILDING PERMITS</b>	<b>ACTIVITY INFORMATION</b>
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment	Date Result By Name

10/11/2017 Measured	DGM	D Mann
5/6/2000	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 7 - Condo Garden				Full Bath: 1	Rating: Average			Building Number 1.									
Sty Ht: 5 - 5 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 2 - Steel				1/2 Bath:	Rating:												
Prime Wall: 8 - Brick Veneer				A HBth:	Rating:												
Sec Wall: %				OthrFix:	Rating:												
Roof Struct: 4 - Flat				<b>OTHER FEATURES</b>													
Roof Cover: 4 - Tar & Gravel				Kits: 1	Rating: Average												
Color: BRICK				A Kits:	Rating:												
View / Desir: N - NONE				Frl:	Rating:												
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:												
Grade: C - Average				<b>CONDOS INFORMATION</b>													
Year Blt: 1971	Eff Yr Blt:			Location: R - Rear													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:		Fact:	.	Floor: 3 - 3rd Floor													
Const Mod:				% Own: 0.903699994													
Lump Sum Adj:				Name: 16 - 6031													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Phys Cond: AV - Average	28. %			Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wal	2 - Plaster			Functional:		%		Interior:		1	3	1	0				
Sec Int Wall:		%		Economic:		%		Additions:									
Partition: T - Typical				Special:		%		Kitchen:									
Prim Floors: 4 - Carpet				Override:		%		Baths:									
Sec Floors:		%		Total:	28.8 %			Plumbing:									
Bsmnt Flr:				<b>CALC SUMMARY</b>				Electric:									
Subfloor:				Basic \$ / SQ: 325.00				Heating:									
Bsmnt Gar:				Size Adj.: 1.33798885				General:									
Electric: 3 - Typical				Const Adj.: 1.00909925				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>					
Insulation: 2 - Typical				Adj \$ / SQ: 438.803				Rate	Parcel ID	Typ	Date	Sale Price			<b>SUB AREA DETAIL</b>		
Int vs Ext: S				Other Features: 32751													
Heat Fuel: 3 - Electric				Grade Factor: 1.00													
Heat Type: 6 - Elec Base/B				NBHD Inf: 1.34000003													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC: 100		LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 464891													
% Com Wal	% Sprinkled			Depreciation: 133889				Juris. Factor:		Before Depr:	588.00						
				Deprecated Total: 331002				Special Features: 0		Val/Su Net:	462.29						
								Final Total: 331000		Val/Su SzAd:	462.29						
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:	Ind.Val:											
Make: Model: Serial # Year: Color:																	
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 011.A-0001-0317.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:											Total:	
<b>IMAGE</b> <b>AssessPro Patriot Properties, Inc</b>																	